

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
May 19, 2005
CITY COUNCIL CHAMBER**

STUDY SESSION 12:00 – Home Depot Project (400 Studebaker Road) –
Review of Project and Draft Environmental Impact Report

ADJOURN

PUBLIC HEARING (reconvene) 1:30 PM

CALL TO ORDER

ROLL CALL Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES April 21, 2005

SWEARING OF WITNESSES Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0412-12
Conceptual Site Plan Review
ND 10-05

(Joe Recker,
Project Planner)

RECOMMENDATION:

Boeing
c/o Steve Hooper, The Austin Company
2019 E. Wardlow Road (Council District 5)

Request for approval of a Site Plan Review for the construction of a 15,900 square-foot fitness center.

Planning Commission certify Negative Declaration 10-05 and approve Site Plan Review, subject to conditions.

1B. Case No. 0503-05
Tentative Subdivision Map
CE 05-40

(Jeff Winklepleck,
Project Planner)

RECOMMENDATION:

Amer Real Estate & Investments, Inc.
1035 Myrtle Avenue (Council District 6)

Request for approval of a Tentative Parcel Map for the purpose of creating a four-unit condominium.

Planning Commission approve Tentative Parcel Map No. 62474, subject to conditions.

1C. Case No. 0503-22
Conditional Use Permit
CE 05-51

(Jeff Winklepleck,
Project Planner)

RECOMMENDATION:

Tim Maher
6105 Obispo Avenue (Council District 9)

Request for approval of a Conditional Use Permit to conduct aircraft engine repair and overhaul.

Planning Commission approve the Conditional Use Permit, subject to conditions.

1D. Case No. 0309-06
Local Coastal Development
Permit, Tentative Parcel Map
CE 03-170

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Roland Kosser
c/o Jason Wbarra
5357 The Toledo (Council District 3)

Request for approval of Tentative Parcel Map No. 060441 for the purpose of creating a two-unit condominium.

Planning Commission approve Tentative Parcel Map No. 060441, subject to conditions.

CONTINUED ITEMS

2. Certificate of Appropriateness

(Carolyn Bihn,
Zoning Officer)

RECOMMENDATION:

Applicant: Murchison Consulting for Mrs. Makineni
Appellants: John Romundstad and Elizabeth Kuehne
2767 E. Ocean Blvd. (Council District 3)

Continued hearing to consider an appeal of the decision of the Cultural Heritage Commission to approve a Certificate Of Appropriateness for new construction at 2767 E. Ocean Boulevard.

Planning Commission sustain the decision of the Cultural Heritage Commission and approve the Certificate of Appropriateness for new construction in the Bluff Park Historic District, subject to findings.

REGULAR AGENDA

3. Case No. 0307-02 (Mod) Modification to an Approved Permit (Rezoning, General Plan Amendment, Site Plan Review, and Standards Variance EIR SCH 2003041142)

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

City of Long Beach
Department of Public Works, Sandra Gonzalez
2910 E. 55th Way (Council District 9)

Addendum to the Environmental Impact Report, Revised Mitigation Monitoring Plan, and Modification to an approved Site Plan Review relating to landscaping and perimeter fences in order to establish a new neighborhood park on a vacant 5.5 acre parcel.

Planning Commission approve the Addendum to the Environmental Impact Report and Revised Mitigation Monitoring Plan, and approve the modification to the Site Plan Review, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update

- b. Preview of June 2, 2005 agenda
 - Study Session - Noon**
 - Presentation
 - 23 – 4th Place
 - 2138 E. 1st Street
 - 3131 E. Broadway

Willmore City Plan, Downtown Parking Management Plan
Fiscal Year 2006 City Budget Development
Modification to an approved permit for a condo project
Condominium conversion
Modification of existing permit to allow outdoor wine tasting

- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.